

ORDINANCE NO. _____

AN ORDINANCE REZONING ONE TRACT OF LAND TOTALING 1.711 ACRES, BEING SITUATED IN THE MARIA KEGANS LEAGUE, ABSTRACT NO. 28, BRAZOS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That the City of College Station Zoning Ordinance #1638, more specifically the Official Zoning Map, be amended as set out in Exhibits "A", "B", AND "C" attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 12th day of October 2000.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:



Harvey Cargill Jr., City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, and part of Zoning Ordinance #1638, is hereby amended as follows:

The following property is rezoned from A-O Agricultural-Open to C-B Business-Commercial.

1.711 acres being situated in the Maria Kegans League, Abstract No. 28, College Station, Brazos County, Texas. Said tract being a portion of Block 4, Harvey Hillside, according to the Master Plat of Harvey Hillside, recorded in Volume 264, Page 484 of the Deed Records of Brazos County, Texas and being the same tract of land Called 1.707 acre as described by a deed to Syed Hyder, recorded in Volume 2105, Page 250, of the Official Public Records of Brazos County, Texas. Said tract being more particularly described by metes and bounds in the attached Exhibit "B" and shown graphically in Exhibit "C".

**METES AND BOUNDS DESCRIPTION
OF A
1.711 ACRE TRACT
PORTION BLOCK 4
HARVEY HILLSIDES
MARIA KEGANS LEAGUE, A-28
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MARIA KEGANS LEAGUE, ABSTRACT NO. 28, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF BLOCK 4, HARVEY HILLSIDES, ACCORDING TO THE MASTER PLAT OF HARVEY HILLSIDES, RECORDED IN VOLUME 264, PAGE 484 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED 1.707 ACRE AS DESCRIBED BY A DEED TO SYED HYDER RECORDED IN VOLUME 2105, PAGE 250 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 30 (120' R.O.W.) MARKING THE COMMON CORNER OF SAID 1.707 ACRE TRACT AND A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO MARK DUDLEY RECORDED IN VOLUME 2508, PAGE 230 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID DUDLEY TRACT ALSO BEING KNOWN AS LOTS 42 AND 43, BLOCK 1, HARVEY HILLSIDES, ACCORDING TO THE PLAT OF BLOCK 1, HARVEY HILLSIDES, RECORDED IN VOLUME 263, PAGE 485 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE:

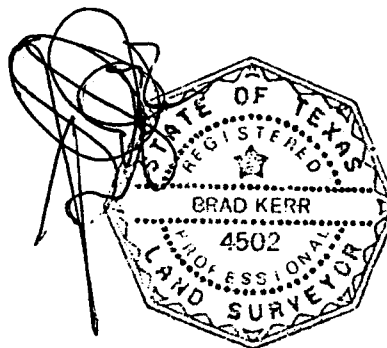
S 49°51' 00" E ALONG THE COMMON LINE OF SAID 1.707 ACRE TRACT AND SAID DUDLEY TRACT FOR A DISTANCE OF 247.40 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 1.707 ACRE TRACT AND A CALLED 3.329 ACRE TRACT AS DESCRIBED BY A DEED TO MARY D. ALLEN RECORDED IN VOLUME 2338, PAGE 322 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 3.329 ACRE TRACT BEING A PORTION OF SAID BLOCK 4 AND ALL OF LOT 2, BLOCK 2, ACCORDING TO THE PLAT OF BLOCK 2, HARVEY HILLSIDES, RECORDED IN VOLUME 263, PAGE 487 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 2 INCH IRON PIPE FOUND ON THE NORTHWEST LINE OF VISTA LANE (50' R.O.W.) MARKING THE COMMON CORNER OF SAID LOT 42, BLOCK 1 AND SAID 3.329 ACRE TRACT BEARS: S 49°51' 00" E FOR A DISTANCE OF 541.47 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF HARVEY HILLSIDES, 263/485, 263/487 AND MASTER PLAT 264/484);

THENCE: S 45° 03' 00" W THROUGH SAID BLOCK 4 AND ALONG THE COMMON LINE OF SAID 1.707 ACRE TRACT AND SAID 3.329 ACRE TRACT FOR A DISTANCE OF 312.70 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 0.97 ACRE TRACT AS DESCRIBED BY A DEED TO OSCAR PARULIAN AND WIFE, SWANY PARULIAN RECORDED IN VOLUME 2367, PAGE 253 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING A COMMON CORNER OF SAID 1.707 ACRE TRACT AND SAID 3.329 ACRE TRACT;

THENCE: N 45° 03' 00" W CONTINUING THROUGH SAID BLOCK 4 AND ALONG THE COMMON LINE OF SAID 1.707 ACRE TRACT AND SAID 0.97 ACRE TRACT FOR A DISTANCE OF 246.50 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF STATE HIGHWAY NO. 30 MARKING THE COMMON CORNER OF SAID 1.707 ACRE TRACT AND SAID 0.97 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF STATE HIGHWAY NO. 30 MARKING THE WEST CORNER OF SAID 0.97 ACRE TRACT BEARS: S 45° 03' 00" W FOR A DISTANCE OF 110.00 FEET;

THENCE: N 45° 03' 00" E ALONG THE SOUTHEAST LINE OF STATE HIGHWAY NO. 30 FOR A DISTANCE OF 292.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.711 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND MARCH, 1999. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED MARCH, 1999.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



D:\work\99-355.mab

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

Apr 01, 1999

STATE OF TEXAS COUNTY OF
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of:
BRAZOS COUNTY,
as stamped herein by me.

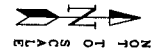
As a
Recordings
Document Number: 0681814
Amount: 14.00
Receipt Number - 128376
By,
RJ Endler

FILED FOR RECORDING IN:
BRAZOS COUNTY,
On: Apr 01, 1999 at 03:00P

EXHIBIT "A"

p. 282

03435
00316



City of College Station, Texas
PLANNING DIVISION

KOPPE BRIDGE BAR & GRILL

CASE:

99-123

REZONING
FROM A-0
TO C-B

